From: H Richard Holden [rholden@scsk12.org]
Sent: Friday, January 09, 2009 9:00 AM
To: Baker, Mary
Cc: 'Mary Dixon'; Bacchus, Brian
Subject: Re: Forest Creek, P. D.
To All Concerned:

The proposed Forest Creek P. D. would be served by the following schools:

Sycamore Elementary Grades K-5, Capacity 940, Enrollment for 2008-2009 is 779. Space available.
Schilling Farms Middle Grades 6-8, Capacity 875, Enrollment for 2008-2009 is 989. No space available without portables at this time.
Houston High Grades 9-12, Capacity 1920, Enrollment for 2008-2009 is 1957. Very limited space available with the use of floating teachers. Not preferred.

H. Richard Holden
Chief of Operations
Shelby County Schools
2800 Gray's Creek Dr.
Arlington, TN 38002
Phone (901) 321-2523
Fax (901) 321-2270

Shelby County Schools offers educational and employment opportunities without regard to race, color, national origin, religion, sex, or disability.

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Wednesday, December 17, 2008 10:16 AM
To: mdixon@scsk12.org
Subject: FW: Forest Creek, 3rd Amend P.D. 08-331cc

Good Morning Ms. Dixon,
Pls see below...first e-mail was incorrect address! Questions, pls cl or e-mail me.

Brian S. Bacchus, Principal Planner
Land Use Control
Office of Planning & Development
125 N. Main Street-Suite 468
Memphis, TN 38103
Ph: (901)576-7120
Fax: (901)576-7194
brian.bacchus@memphistn.gov

From: Bacchus, Brian
Sent: Wednesday, December 17, 2008 10:12 AM
To: 'mdixon@scsk.12.org'
Cc: Baker, Mary
Subject: Forest Creek, 3rd Amend P.D. 08-331cc & Woodland Hills II, Amended P.D.08-324cc

Good Morning Ms Dixon,
Attached are application materials and Staff Reports for above project reviews. This case is currently in review by our office and we did not receive comments regarding Shelby County Schools. On behalf of Ms. Baker, I am requesting comments for Forest Creek and Woodland Hills II plans. Thanking you in advance for your help.....Sincerely,

Note: I am sending Woodland Hills II in a separate e-mail.

Brian S. Bacchus, *Principal Planner*
Land Use Control
Office of Planning & Development
125 N. Main Street-Suite 468
Memphis, TN 38103
Ph: (901)576-7120
Fax: (901)576-7194
brian.bacchus@memphistn.gov

From: Baker, Mary
Sent: Wednesday, December 17, 2008 9:18 AM
To: Bacchus, Brian
Subject:

On Forest Creek please do the following things:

1. Get comments from Shelby County Schools if we do not have them.
2. Create an aerial photograph showing block lengths in the area with and without the street connection through the existing street.
3. Contact Regional Planning and request comments similar to the ones we received from them on Canale Grove and Woodland Hills II
4. Ask them if they want to join us in meeting with the developer and engineering to discuss preserving an interconnected street system.

Let me know when you have the information so we can discuss it. MaryB

Mary L. Baker
Deputy Director
Office of Planning and Development
mary.baker@memphistn.gov
576-6619

Bacchus, Brian

From: Jake E Allen/Admin/Avery/MCS [AllenJakeE@mcsk12.net]
Sent: Wednesday, November 26, 2008 8:40 AM
To: Gaines, Vicky; Lewis, Ann
Subject: P.D. 08-331 CC Forest Creek, 3rd Amend

The subject property does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). No identifiable impact on MCS' school-aged population nor MCS' property interests. Thank you for the opportunity to comment on this case.

Jake

Jake E. Allen, Jr.
Comprehensive Planning Analyst
Capital Planning and Transportation
2597 Avery Avenue, Room 322
Memphis, TN 38112

TETRA TECH

January 22, 2009

Mr. Brian S. Bacchus
Principal Planner – Land Use Control
Memphis and Shelby County Division of Planning and Development
125 N. Main Street, Suite 476
Memphis, TN 38103

Re: Site-Generated Traffic Distribution Analysis
Forest Creek Development

Dear Mr. Bacchus:

Tetra Tech, Inc. is pleased to submit results of our traffic analysis for the proposed Forest Creek Development. The purpose of our analysis was to determine the total amount of traffic that will likely be generated by the proposed mixed-use site and the appropriate distribution of the traffic to the surrounding roadways. The process involved the following; 1) a comprehensive field review of the proposed site and surrounding area to locate desired points of interest such as major employment generators and large retail centers, 2) development of "Site-Generated" traffic volumes for the proposed development and 3) the appropriate distribution of the new trips to the surrounding roadways.

The results of the first step, the field review, determined that the majority of the employment and retail centers are located to the north of the Bill Morris Parkway (SR385) with the exception of Carriage Crossing Mall which is located due east of the site. Consequently, the analyses provided in this report distributed a large percentage of the site-generated traffic to the north along Forest Hill-Irene Road. *Figure 1* provides a Site Location map and indicates several of the major destinations for the proposed traffic. *Figure 2* provides a copy of the Site Plan and identifies the three access points that are proposed. *Figure 3* is provided to show existing zoning adjacent to the site. Taking into consideration all the information provided in *Figures 1 – 3* and determining the shortest and easiest route to many of the desired destinations, *Figure 4 – Site Generated Traffic Distributions* was developed. A review of *Figure 4* indicates that 80% of the site-generated traffic will travel north on Forest Hill-Irene Road, 10% will travel east on Shelby Drive, 5% will travel west on Shelby Drive with the remaining 5% traveling south on Forest Hill-Irene Road.

The second step of the process involved Trip Generation calculations conducted to determine the volume of traffic that will ultimately be generated by the proposed

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65 Union Avenue, Suite 300, Memphis, TN 38103
Tel 901.523.9500 Fax 901.523.9502 www.tetratech.com

development. The calculations were based on the *Trip Generation Manual, 7th Edition*, published by the Institute of Transportation Engineers (ITE) and summarized in Table 1.

Table 1 – Traffic Generated By Proposed Site

Land-Use	ITE Code	Size	ADT	AM Peak		PM Peak	
				In	Out	In	Out
Senior Living Facility	255	140 units	393	17	8	20	21
Apartment Bldgs. 1-2	221	72 units	474	7	26	27	14
Apartment Bldgs. 3-12	221	360 units	2,372	36	130	137	72
Total Proposed Site Traffic			**3,239**	**60**	**164**	**184**	**107**

The above table reflects the total number of trips generated by the three combined land-uses treated as separate and individual sites. For clarification, a "trip" is a single or one-direction vehicle movement beginning or ending at the site location. The overall site was separated into the three distinctive areas based on their respective access to the surrounding roadways. Site #1 consists of the 140 unit Senior Living Facility with the primary access being to Forest Hill-Irene Road. Site #2 consists of the two apartment buildings located along the new roadway that will access Shelby Drive west of Mayfield Road. It was determined that traffic associated with both Site #1 and Site #2 will not use Mayfield Road due to the circuitous nature of the route compared to alternative routes. Site #3 consists of the remaining apartment buildings totaling 360 units. A review of *Figure 4* shows that 15% of the traffic associated with this site will utilize Mayfield Rd.

The third and final step of the process was to distribute the site-generated traffic volumes developed in Table 1 to the surrounding roadways according to the distribution percentages depicted in *Figure 4*. The process was conducted for each of the three distinctive sites individually and then totaled in order to determine the total amount of new traffic expected at each of the project access points. The resulting site-generated traffic volumes are summarized in *Figures 5 & 6*. *Figure 5* shows the site-generated traffic volumes that can be expected in the AM Peak Hour, typically between the hours of 7:00 am and 9:00 am. *Figure 6* shows the site-generated traffic volumes that can be expected in the PM Peak Hour, typically between the hours of 4:00 pm and 6:00 pm. Looking at Mayfield Road, the proposed site will generate a total of 26 new trips in morning peak, 32 new trips in the evening peak and approximately 360 new trips throughout the entire day. That calculates to approximately 1 additional trip every two minutes during peak conditions. As a result, residents living and using Mayfield Rd. should not perceive a noticeable increase in traffic. In fact, the new roadway will provide

an alternative access to Forest Hill-Irene Road for residents living in the Barkley Square subdivision which will help offset a portion of the additional traffic passing through the intersection of Mayfield Road & Shelby Drive.

Sincerely,

David Becker

David W. Becker, P.E., PTOE
Traffic Engineering Manager

Encl. Figures

Figure 1 - Site Location Map

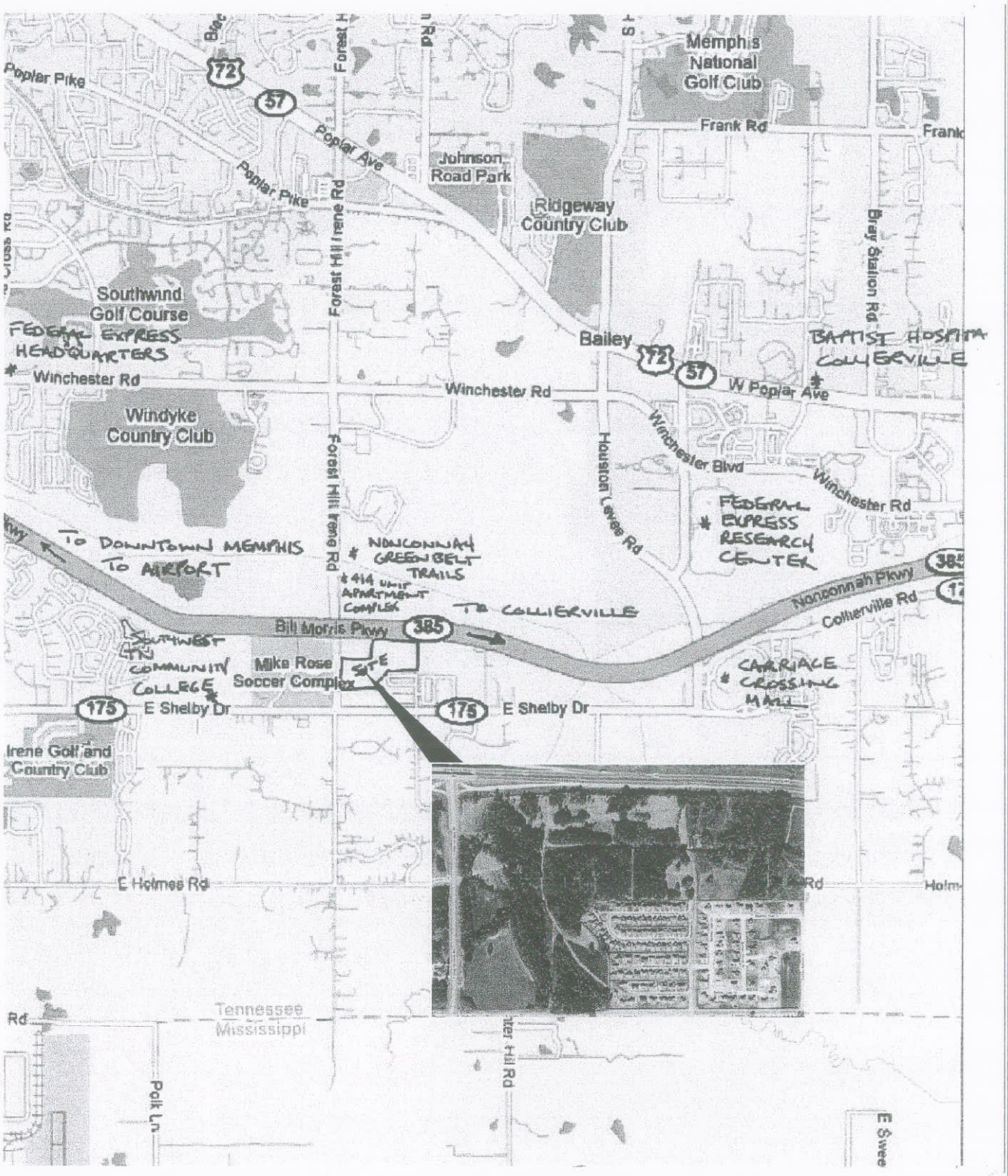


Figure 2 - Site Plan

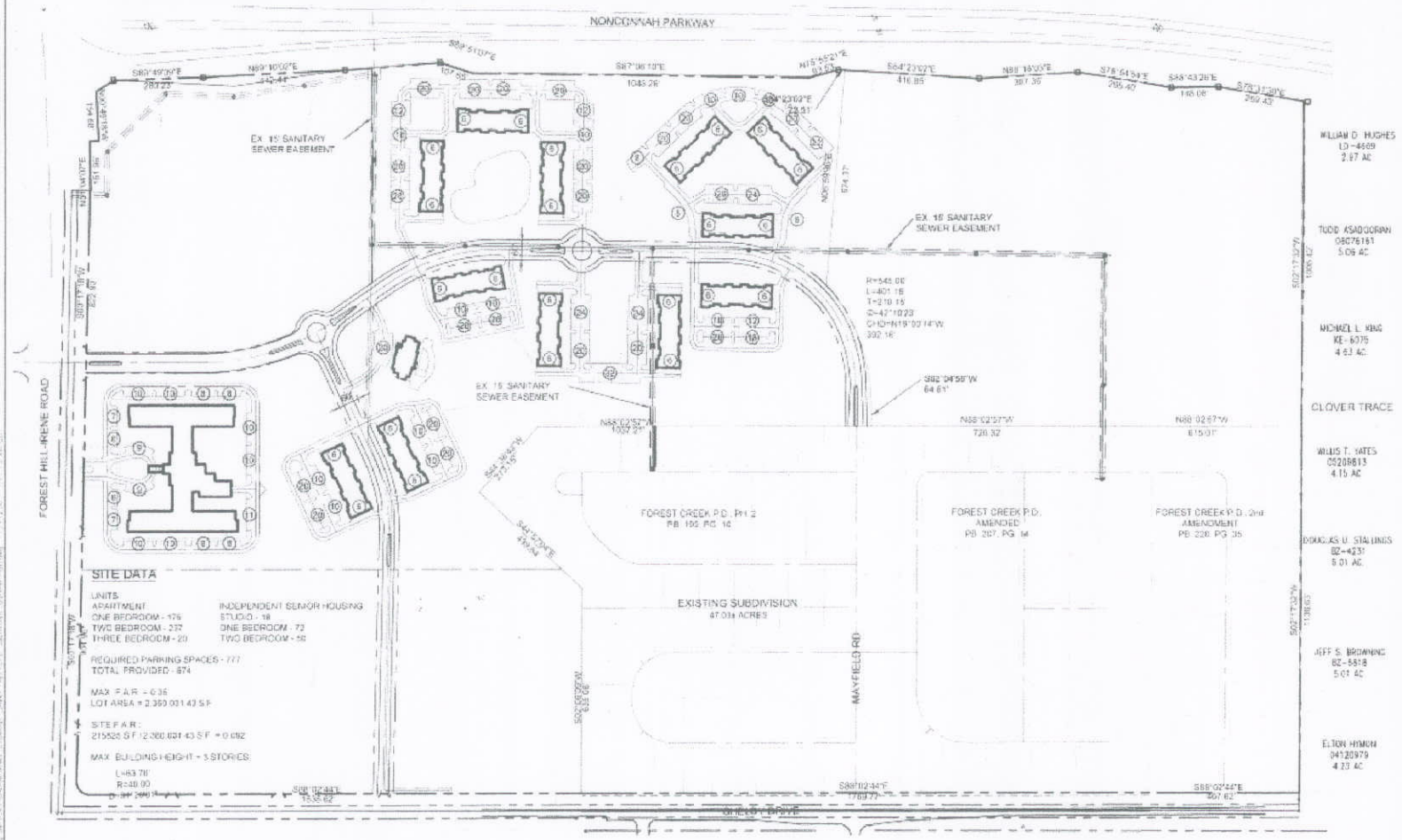
PROPERTY DESCRIPTION

BEGINNING AT THE R.O.W. INTERSECTION OF FOREST HILL IRENE ROAD (R.O.W. VARIES) AND THE NEW UNNAMED ROAD (R.O.W. VARIES); THENCE ALONG THE NORTH R.O.W. OF SAID NEW UNNAMED ROAD THE FOLLOWING COURSES:

N90°00'00"E A DISTANCE OF 59.27 FEET TO A POINT;
S88°51'15"E A DISTANCE OF 200.84 FEET TO A POINT;
S90°00'00"E A DISTANCE OF 87.50 FEET TO A POINT OF CURVATURE; THENCE ALONG A 726.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 273.78 FEET, CHORD N79°11'52"E, 272.13 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 30.86 FEET, CHORD N38°55'50"E, 29.51 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 70.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 130.06 FEET, CHORD N81°30'18"E, 113.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 30.86 FEET, CHORD N54°16'26"E, 29.34 FEET TO A POINT OF TANGENCY; THENCE N26°09'00"E A DISTANCE OF 152.16 FEET TO A POINT, SAID POINT BEING ON THE EAST LINE OF AREA 7A;

THENCE N90°00'00"E A DISTANCE OF 659.45 FEET TO A POINT ON THE SOUTH R.O.W. OF NONCONNAH PARKWAY (R.O.W. VARIES); THENCE ALONG SAID SOUTH R.O.W. THE FOLLOWING COURSES:

N85°32'19"E A DISTANCE OF 192.73 FEET, S71°54'39"E A DISTANCE OF 107.65 FEET, S89°09'42"E A DISTANCE OF 1,048.26 FEET, N73°15'48"E A DISTANCE OF 93.53 FEET, S86°29'35"E A DISTANCE OF 22.51 FEET TO A POINT ON THE WEST LINE OF THE PENTECOSTAL CHURCH PROPERTY AS RECORDED IN THE SHELBY COUNTY REGISTERS OFFICE IN INSTRUMENT # G2189081; THENCE S04°55'58"W A DISTANCE OF 673.83 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID WEST LINE ALONG A 545.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 401.15 FEET, CHORD S21°03'46"E, 392.16 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WEST LINE S00°01'26"W A DISTANCE OF 64.61 FEET TO A POINT ON THE NORTH LINE OF THE FOREST CREEK P.D. AMENDED PROPERTY (PB. 207, PG. 14); THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF THE FOREST CREEK P.D. PHASE 2 PROPERTY (PB 199, PG. 19) S89°53'31"W A DISTANCE OF 1,037.21 FEET TO A POINT ON THE WEST LINE OF SAID FOREST CREEK P.D. PHASE 2 PROPERTY; THENCE S42°39'11"W A DISTANCE OF 273.15 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST LINE S47°00'37"E A DISTANCE OF 350.14 FEET TO A POINT ON THE NORTH LINE OF AREA 1; THENCE ALONG SAID NORTH LINE N89°00'00"W A DISTANCE OF 1,496.43 FEET TO A POINT ON THE EAST R.O.W. OF SAID FOREST HILL-IRENE ROAD; THENCE ALONG SAID WEST R.O.W. N01°13'45"E A DISTANCE OF 671.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,350,037.43 S.F. OR 54.1 ACRES MORE OR LESS.



CURVE TABLE

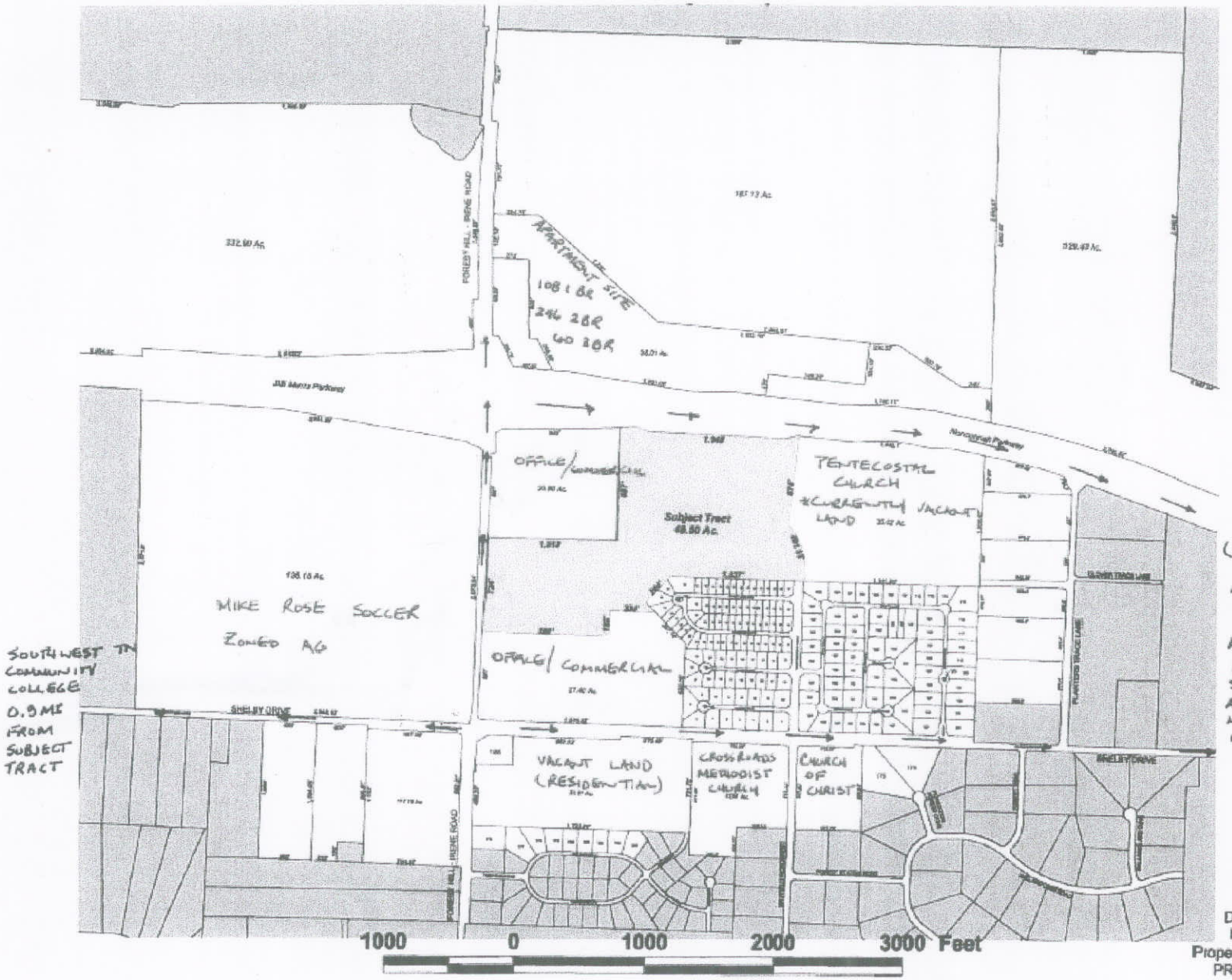
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD DIRECTION	CHORD
C 1	726.00	284.86	144.67	21°30'15"	N79°11'52"E	272.13
C 2	30.00	28.65	15.95	55°55'50"	N38°55'50"E	29.51
C 3	97.00	113.95	97.47	134°46'46"	S51°30'18"W	116.84
C 4	30.00	28.92	15.82	55°32'41"	N84°16'20"E	29.34
C 5	545.00	401.15	210.15	42°10'23"	N21°03'46"W	392.16

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

TETRA TECH
www.tetratech.com
Memphis, TN 38103

OUTLINE PLAN P.D. 08-331
FOREST CREEK P.D. 3rd Amendment,
FOREST HILL-IRENE ROAD AND NONCONNAH PARKWAY
DIST 02 BLK 57 PARCEL 360
AREA: 54.1± ACRES
OWNED BY: TURLEY L P
SCALE: 1" = 200' DATE: OCTOBER 30, 2008
SHEET 2 OF 5

Figure 3 - Adjacent Zoning



SOUTHWEST TN COMMUNITY COLLEGE 0.9 MI FROM SUBJECT TRACT

THE AVENUE AT CARRIAGE CROSSING (OPEN AIR MALL WITH 76 SHOPS AND RESTAURANTS 2 MAJOR ANCHOR STORES) APPROXIMATELY 2.5 MILES FROM SUBJECT SITE ACCESS FROM NONCONNAH PKWY OR SHELBY DRIVE

Date: 10/27/08
Prepared By:
Property Research Data
PRD Job #08-091

Figure 4 - Site Generated Traffic Distributions